

TRANSFER
TAX
PAIDSHORT FORM QUITCLAIM DEED WITH COVENANT

037228

KNOW ALL BY THESE PRESENTS that Servicer, Inc., a corporation organized and existing under the laws of the State of Maine and located in Waterville in the County of Kennebec, State of Maine ("Grantor") FOR CONSIDERATION PAID, grants to Harold D. Marden, an individual, whose mailing address is Box 206, Albion, Maine 04910 ("Grantee") with QUITCLAIM COVENANT, certain real property, together with any improvements thereon being more particularly described as follows:

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, more particularly described as follows:

Lots Nos. 63, 64, 65, 66, 67, 68, 71, 72, 73, 74, 75, 76 as delineated on a plan of Libby Heights and L & Realty Company of Waterville, Maine, dated August 7, 1965 made by R.G. Knowlton, C.E. and whatever right title and interest Grantor has to the center line of the paper street, delineated on said plan as Central Avenue situated northwesterly of lot Nos. 63-68.

Meaning and intending hereby to convey a portion of the premises acquired by a deed from Harold A. Labbe et al to L & R Realty Company, Inc. and recorded in the Kennebec County Registry of Deeds in Book 1435, Page 511. A filing in the Office of the Secretary of State changed the name of L & R Realty Company, Inc. to Elm Realty Company on May 4, 1996. Elm Realty Company was merged into Elm Plaza Tennis Co. on October 31, 1979. Elm Plaza Tennis Company was merged into Servicer, Inc. on November 30, 1989.

Also meaning and intending to convey parcel 1 as acquired by Servicer, Inc. by deed from the beneficiaries of the Mall Trust dated October 15, 1997 and recorded in the Kennebec County Registry of Deeds in Book 5486, Page 301.

Also meaning and intending to convey a portion of the premises acquired by Elm Realty Company by deed from Leland and Geneva Gillette dated November 22, 1977 and recorded in said Registry in Book 2166, Page 76.

ALSO HEREBY RELEASING all right, title and interest that Grantor may have in said Central Avenue.

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IN WITNESS WHEREOF, the Servicer, Inc. has caused this instrument to be signed in its corporate name by Robert A. Rosenthal, its President duly authorized this day of December 1998.

WITNESSETH:

SERVICENTER, INC.

Regina Nappi
Name: REGINA NAPPI

By: *Robert A. Rosenthal*
Robert A. Rosenthal

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State of Maine
County of Cumberland, Ss.

December 31, 1998

PERSONALLY APPEARED the above-named Robert A. Rosenthal, President of said Grantor Corporation and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me,

Regina Nappi
Name: REGINA NAPPI
Title: ATTORNEY AT LAW

A/31SFQCWCserv.mard:12.18.98

RECEIVED KENNEBEC SS.

1998 DEC 28 AM 9:00

ATTEST: *Theresa R. Moore*
REGISTER OF DEEDS